028.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,200 / 1,016,200
					USE VALUE:	1,016,200 / 1,016,200
					ASSESSED:	1,016,200 / 1,016,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOURKOULOS CHRISTOS L
Owner 2:	KOURKOULOS MARIA A
Owner 3:	
Street 1:	23 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOURKOULOS CHRISTOS L-ETAL -
Owner 2:	KOURKOULOS MARIA A/TRUSTEES -
Street 1:	23 OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7170.000	503,000	5,100	508,100	1,016,200
Total Card	0.165	503,000	5,100	508,100	1,016,200
Total Parcel	0.165	503,000	5,100	508,100	1,016,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.78 /Parcel: 378.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19517
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!2358!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	503,000	5100	7,170.	508,100	1,016,200		Year end	12/23/2021
2021	104	FV	489,300	5100	7,170.	508,100	1,002,500		Year End Roll	12/10/2020
2020	104	FV	489,200	5100	7,170.	508,100	1,002,400	1,002,400	Year End Roll	12/18/2019
2019	104	FV	371,200	5100	7,170.	539,800	916,100	916,100	Year End Roll	1/3/2019
2018	104	FV	370,300	5100	7,170.	393,800	769,200	769,200	Year End Roll	12/20/2017
2017	104	FV	370,300	5100	7,170.	343,000	718,400	718,400	Year End Roll	1/3/2017
2016	104	FV	370,300	5100	7,170.	292,100	667,500	667,500	Year End	1/4/2016
2015	104	FV	362,300	5100	7,170.	285,800	653,200	653,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:23:29

LAST REV

Date	Time
01/31/18	12:11:56

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOURKOULOS CHRI	44567-274		1/31/2005	Family	1	No	No		
KOURKOULOS CHRI	24661-203		6/30/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	19517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	808	Solar Pa	18,000		6/25/2015			Install 28 solar p
9/3/2008	986	Addition	124,000	C		G10	GR FY10	2ND KIT, 19X17 FFL

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
1/30/2009	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7170		Sq. Ft.	Site		0	80.	0.89	1									508,078						508,100	

Total AC/HA:	0.16460	Total SF/SM:	7170	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	508,078	Spl Credit		Total:	508,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15607285
Const Adj.:	1.00969899
Adj $ / SQ:	151.747
Other Features:	152337
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563933
Depreciation:	60905
Depreciated Total:	503028

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

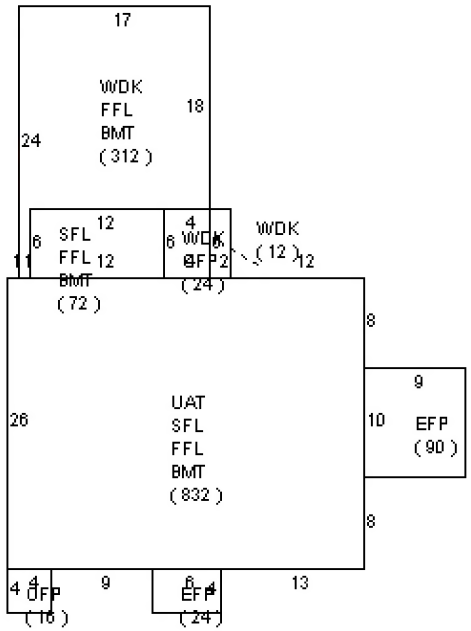
No Unit	RMS	BRS	FL
1	5	2	1
1	4	2	1
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.75
Special Features:	0	Val/Su Net:	125.72
Final Total:	503000	Val/Su SzAd	242.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	60.320	73,348
FFL	First Floor	1,216	151.750	184,525
SFL	Second Floor	859	151.750	130,320
WDK	Deck	348	8.960	3,118
UAT	Upper Attic	208	60.700	12,625
EFP	Enclos Porch	114	51.600	5,883
OFP	Open Porch	40	44.430	1,777
	Net Sketched Area:	4,001	Total:	411,596
Size Ad	2074.7999	Gross Area	4670	FinArea 2683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc